

THE NEXT TOWN ASSEMBLY FOR THE VILLAGE  
OF ARDEN WILL TAKE PLACE ON MONDAY  
SEPTEMBER 25 1995 AT 7:30 PM AT THE  
GILD HALL ARDEN

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Items on the Agenda will be:

- \* Nominations for the Board of Assessors
- \* Presentation of the proposed Budget for 1996/97
- \* Vote on Ordinance # 12 - closing the Woodlands  
from dusk to dawn.
- \* Election of Town Secretary "in waiting"
- \* Reports from the all standing committees

# # # #

## TOWN ASSEMBLY MEETING OF THE VILLAGE OF ARDEN MONDAY JUNE 26 1995

## AT THE GILD HALL ARDEN DELAWARE

## Those present were:

Rae Gerstine	Allan Kleban	Sharon Kleban
Lee Starr	Helen Macklem	Paul Thompson
Shirlee Zambra nv	Jannie Stearns	Eugene Shaw
Richard Bloom	Peter Renzetti	Elizabeth Varley
Shaul Gladstone	Edward Rohrbach	Maryanne Van Neerden
Larry Strange	Ken Lipstein	John Dempsey
Frank Akutowicz	Jean Brachman	Elaine Schmerling
Maryellen Jobson	Sally Hamburger	Bernie Brachman
Leon Tanzer	Peggy Aumack	Lew Aumack
Aaron Hamburger	Mary Marconi	Lynne Svenning
Josiane Rey	Lily Reskin	Brooke Bovard
Steven Threefoot	Larry Walker	Alton Dahl
Beverly Barnett	Bill Press	Mike Curtis
Judy Butler	Cookie Ohlson	Connie McKinney
Russ McKinney	Debbie Theis	Linda Eaton
Carol Stanger	Sadie Somerville	Mark Taylor
Rodney Jester	Hugh Roberts	Tim Colgan
Ruth Panella	Chris Dempsey	June Kleban
Carl Falco	Irene O'Connor	

## Agenda Clarification:

Representative Wayne Smith spoke to the Town Assembly and assured the residents present, that Del Dot has no plans to alter or change Harvey Rd. in any way.

Jannie Stearns requested a letter be sent to Marian Bloch from the Town Assembly in celebration of her 100 year birthday.

Approval of January Town Minutes - minutes approved

## Communications - none

A motion was proposed to elect a new Town Secretary at the September Town Meeting. The Advisory Chairman, Judy Butler will assemble an ad hoc nominating committee and Registration Committee will conduct the election.

Motion: That the Town Assembly elect a new Town Secretary at the September Town Assembly meeting. Motion was seconded and passed

TO: Town Assembly of Arden  
RE: Trustees' Report  
DATE: June 26, 1995

- 1 - The "General Fund Balance" or Reserve as it is frequently called, decreased from \$85,637 on 3/24/94 to \$78,107 on 3/24/95.
- 2 - Current investments consist of \$200,000 in CDs at PNC Bank, Delaware, and \$50,000 in Arden Building and Loan shares.
- 3 - Full financial details are shown on the attached financial report.
- 4 - The status of the burned building on lot 58 $\frac{1}{2}$ , owned by Robert Lockerman, is still in suspended animation. It appears that the latter submitted plans to the County and requested a building permit to reconstruct what remains as a two-family dwelling. To do so, however, the county must be convinced that 25% or more of the structure remains. At our last contact with them on May 16, 1995, their position was that such is not the case. If that is their final decision, the "grandfathering" is lost, and the structure must be reconstructed, or torn down and rebuilt, as a single family residence. In addition it should be noted that the fire occurred on 7/16/94. Unless a valid building permit for a two family dwelling is issued and construction started before 7/16/95, the "grandfathered" status of the property will disappear. A demolition permit may be in the process of being requested.

Respectfully submitted,  
Trustees of Arden



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Shaul Gladstone  
Senior Trustee

Report accepted

3  
VILLAGE OF ARDEN  
EXPENDITURES AGAINST BUDGET - 3/25/95 TO 5/31/95  
PRESENTED TO TOWN MEETING ON 6/26/95

<u>BUDGET ITEM</u>	<u>BUDGETED AMOUNT</u>	<u>EXPENDITURES F.Y. TO DATE</u>	<u>EXPENDITURES SINCE LAST REPORT</u>
<b><u>COMMITTEES:</u></b>			
ARCHIVES	\$ 2,700	\$ 350.00	\$ 350.00
BUZZ WARE VILLAGE CENTER	1,460	41.19	41.19
<b><u>CIVIC:</u></b>			
COMMONS & FORESTS	13,000	4,973.33	4,973.33
ROADS	14,000	225.00	225.00
SPECIAL CLEAN-UP	2,000	1,077.48	1,077.48
TRASH COLLECTION	33,000	7,736.70	7,736.70
COMMUNITY PLANNING	1,000	0.00	0.00
LEGISLATIVE REFERENCE	250	0.00	0.00
PLAYGROUND	1,100	495.31	495.31
REGISTRATION	2,000	181.15	181.15
<b><u>SAFETY:</u></b>			
GENERAL	800	44.61	44.61
TOWN WATCH COORDINATOR	2,100	350.00	350.00
TRAFFIC LIGHT	600	0.00	0.00
WELCOME HITHER	250	0.00	0.00
<b><u>SALARIES:</u></b>			
ASSEMBLY SECRETARY	4,416	736.00	736.00
ASSEMBLY TREASURER	1,835	305.90	305.90
<b><u>OTHER LINE ITEMS:</u></b>			
CONTINGENCIES	2,000	0.00	0.00
<b><u>DONATION:</u></b>			
ACRA	700	700.00	700.00
ARDEN LIBRARY	400	400.00	400.00
ARDEN PAGE	450	450.00	450.00
FIRE COMPANIES	850	850.00	850.00
GILD HALL RENTAL	600	600.00	600.00
<b><u>TAXES:</u></b>			
NEW CASTLE COUNTY PROP.	53,000	285.26	285.26
SCHOOL	140,500	795.10	795.10
TELEPHONE	350	31.64	31.64
<b><u>ADMINISTRATIVE:</u></b>			
AUDITING	3,000	0.00	0.00
INSURANCE	6,500	361.00	361.00
LEGAL	1,000	0.00	0.00
OFFICE RENT	2,100	350.00	350.00
MISCELLANEOUS	1,000	196.93	196.93
PAYROLL TAXES	1,600	520.72	520.72
SALARY, ADMIN. ASST.	6,360	1,060.00	1,060.00
SALARY, SECRETARY	2,136	356.00	356.00
LESS ACCRUED TAXES		(188.04)	(188.04)
<b>TOTAL</b>	<b>\$303,057</b>	<b>\$23,285.28</b>	<b>\$23,285.28</b>

(NOTE: PERIOD COVERED IS FROM FIRST DAY OF FISCAL YEAR TO LAST DAY OF THE MONTH PRECEDING THE APPLICABLE TOWN MEETING.)

SIGNED: TRUSTEE Shaul G. Epstein; ADMIN. ASS'T. \_\_\_\_\_

VILLAGE OF ARDEN  
 RECEIPTS & BANK BALANCES - 3/25/95 / TO 5/31/95  
 PRESENTED TO TOWN MEETING ON 6/26/95

BALANCE IN BANK MARCH 25, 1995 \$208,980.46

RECEIPTS:

INTEREST & DIVIDENDS	<u>\$ 2,275.47</u>
LAND RENT:	
FISCAL YEARS, PAST	<u>500.00</u>
FISCAL YEARS, PRESENT	<u>80,349.90 (*)</u>
FISCAL YEARS, FUTURE	<u>0.00</u>
LATE PAYMENT INTEREST	<u>          </u>
MEADOW LANE RENT	<u>249.00</u>
MEMORIAL GARDEN DONATIONS	<u>50.00</u>
MISCELLANEOUS	<u>138.46</u>
RIGHTS OF WAY:	
CABLE TV	<u>0.00</u>
ROADS	<u>0.00</u>
 SUBTOTAL	 <u>83,562.83</u>
INVESTMENTS, REDEEMED	<u>+ 0.00</u>
INVESTMENTS, NEW	<u>-200,000.00</u>
 TOTAL RECEIPTS	 <u>(\$116,437.17)</u>

RECEIPTS + STARTING BANK BALANCE	<u>\$92,543.29</u>
EXPENDITURES AGAINST BUDGET	<u>- 23,285.28</u>
BALANCE IN BANK AS OF 5/31/95	<u>\$69,258.01</u>

INVESTMENT POSITION:	
ARDEN BUILDING & LOAN	<u>\$ 50,000</u>
BANK INSTRUMENTS	<u>200,000</u>
OTHER	<u>          </u>
TOTAL	<u>\$250,000</u>

SIGNED: TRUSTEE David H. Heston; ADMIN. ASS'T. Rae H. Kersten

\* Additional land rent of \$5871.69 received but undeposited in bank by statement date.



Report of the Arden Advisory Committee, June 26, 1995

Advisory Committee met on June 5, 1995, after the Third Annual Dinner of Recognition for all members of Arden's standing committees, Board of Trustees and elected officials. Special thanks go to Marianne Cinaglia and Irene O'Connor for organizing this special event.

Areas of discussion at the Advisory Meeting included an overview of the current status of the BWVC rentals, including contractual agreements regarding air conditioning and playground equipment for Hand-in-Hand Daycare Center. *Heep Butler has withdrawn his nomination and Debbie Theriault will serve on the BWV. Commi*  
Our garbage contractors, Harvey and Harvey, have proposed a curbside recycling program for the three Ardens. The details of this will be presented at the June, 1995, Town Assembly.

Clarification of the role of Community Planning Committee was discussed at length. Of special concern were the perceived expectations of enforcement of Ordinance #13 in conjunction with the Safety Committee.

The issue of Potential Rent Defaults was raised briefly and will be examined at greater length at a future Advisory Committee meeting. A list of proposed solutions was distributed with the minutes of the June 5 meeting.

Committee membership resignations:

Matt O'Connor has resigned from the Audit Committee; alternate Ken Lipstein has agreed to serve the remainder of Matt's term, and his name will be entered for election at the June Town Assembly.

Brooke Bovard has resigned from the Community Planning Committee; alternate Leon Tanzer has agreed to serve the remainder of Brooke's term, and his name will be entered for election at the June Town Assembly.

The last order of business was a discussion of the pending resignation of Arden Town Secretary, Irene O'Connor. Irene will be moving out of Arden sometime after September. Town Chairman Bill Press, Advisory Chairman Judy Butler and Sally Hamburger will serve on an ad hoc committee to identify qualified candidates. Recommendations from town residents are welcome. Nominations will be made, and a vote taken at the September Town Assembly.

Respectfully,

Judy Butler, Advisory Chair

Report accepted.

BOARD OF ASSESSORS  
VILLAGE OF ARDEN

REPORT TO TOWN ASSEMBLY, JUNE 26, 1995  
FOR LAND RENT DUE MARCH 25, 1996

SECTION I

The Board of Assessors has the responsibility of fixing the rates to be used in determining "the full rental value" which each Arden leaseholder pays for the use of land under the terms of the lease. In filling that responsibility the board has used the method developed and used during the 1980's by previous Boards of Assessors. This includes the use of a formula to set the "full rental value" of all of the lands of the Arden Trust, and the use of a set of rates to assign to each leasehold a share of the total.

In using this well-accepted method we are mindful that Henry George, father of the Single Tax movement, wrote:

The tax upon land values falls only upon those who receive from society a peculiar and valuable benefit and upon them in proportion to the benefit they receive.

We have tried, in fixing the various rates and location factors, to be conscious of the benefits being received (or in some cases injuries being suffered) by the leaseholders.

We also agree that land value is a creation of the community and that rents must be collected for the use of the community, and in sufficient quantity to satisfy the needs of the community. We note that a former trustee stated that one yard stick for determining rental values is our "community standard of living;" we believe that standard is set in the annual referendum on the village expenditures.

The full rental value has three elements:

1. The amount required to pay the county and school taxes levied on the Trust by outside taxing authorities.
2. The amount required to maintain the community standard of living as indicated by recent referenda.
3. The amount needed to maintain a prudent reserve to insure the community freedom in considering the next referendum on community expenditures.



After determining the full rental value of all the lands of the Trust (which are limited to the leaseholds of Arden), the assessors turn to the relative values of individual leaseholds based upon size and other considerations. Those values are affected by the general location of the leasehold in Arden, by the size of the lot, by the uses permitted on the leasehold, and by certain specific location factors. We have set a General Location Rate, a Lot size Adjustment Rate, a Multiple Dwelling Rate, a Commercial Rate and a set of specific location factors.

In reviewing the "prudent reserve" in the formula, the Assessors decided to calculate it as a proportion of total expenditures as was done in recent years. For the current calculation the reserve was computed at one-third of the year's expenditures. Expressed in another way, one-third of expenditures provides enough to cover four months of average expenses for the twelve month fiscal year. Beginning this year the Assessors had access to the three-year financial forecast for the Village of Arden, a document now expected to be issued annually. Review of the financial forecast indicates that Arden will not achieve the prudent reserve target unless the forecast change in expenditures from fiscal 1995/1996 to 1996/1997 is recognized. Accordingly, we have adjusted the prudent reserve calculation to incorporate the forecast financial change. Using the revised method of calculation, we can expect to be at or near the prudent reserve amount set for year-end 1996/1997.

The Assessors determined that the full rental value of the lands of the Arden Trust is \$322,000 (see Section II below), which is approximately 5 percent higher than last year's value. That change was applied uniformly to the General Location Rate, the Multiple Dwelling Rate, and the Lot Size Adjustment Rate.

The General Location Rate, called Rate A, reflects a value all leaseholds share. This value is derived from being located in a fully developed village with an active community life and with many facilities and services available to all. These include paved roads, sanitary sewers, our greens and forests, public utilities, trash collection service and the Village Center.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those privileged use leaseholds which are permitted to accommodate -- with or without legal standing with New Castle County -- more than one dwelling unit on each leasehold. In applying this rate, we define a dwelling unit as an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating



and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.

The Lot Size Adjustment Rate, called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate further reflects the fact that most Arden lots are restricted to being the site of a single dwelling. The portion of the lot that accommodates that dwelling is more valuable than any portion of the leasehold that exceeds the minimum area required for one dwelling.

The Commercial Rate, called the Rate D, reflects the added value of a leasehold permitted to accommodate commercial as opposed to residential use. This rate currently applies only to Lot #88.

The Specific Location Factors make adjustments to appropriate leasehold rental values in accordance with uniformly applicable rules.

## SECTION II

The computation of full rental value of the Arden Trust lands for 1995-1996 is as follows:

1. A: The forecasted amount needed for the county tax	\$ 53,000
B: The forecasted amount needed for the school tax	140,000
C The forecasted amount needed for administration of the Trust	21,000
D: The forecasted amount needed for community standard of living	86,000
<b>TOTAL ITEM 1 - FORECASTED EXPENDITURES</b>	<b>\$ 300,000</b>

2. The amount needed to achieve at 1996/1997 year-end a prudent reserve target of \$100,000 (1/3 of the Total of Item 1) calculated as follows:	
1996/1997 reserve target	\$100,000
Less forecast reserve at 1995/1996 year-end	(87,000)
Plus forecast change in expenditures (due to higher tax obligations and community standard of living)	9,000
	\$ 22,000
<b>FULL RENTAL VALUE</b>	<b>\$ 322,000</b>

The 1996/1997 Fiscal Year Rental Rates  
(year beginning March 25, 1996)

General Location Rates

- Rate A: \$128 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.
- Rate B: \$101 per 1,000 square feet. For each dwelling unit in addition to the first the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.
- Rate C: \$53 per 1,000 square feet. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.
- Rate D: A surcharge of 75% of the total area of the leasehold multiplied by Rate C with no deduction for frontage on Marsh Road.

Specific Location Rates (or Factors)

- |  |       |
|--|-------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests:                           | + 10% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street: | + 5%  |
| 3. Leaseholds adjacent to or fronting on a communal green:                     | + 5%  |
| 4. Leaseholds adjacent to Harvey Road and/or Marsh Road:                       | - 5%  |

Notes

1. The specific location factor charges (in dollars) to be added or subtracted from the sum of the A, B and C charges are obtained by multiplying the area of the leasehold by Rate C and then by the appropriate specific location factors as given above.
2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.

### Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general location rates:	\$ 306,000
From the specific location rates:	6,000
	<hr/>
Total Land Rent	\$ 312,000
Revenue from fines and other sources:	10,000
	<hr/>
TOTAL RENTAL VALUE	\$ 322,000

Sample rent calculations are appended to this report.

SAMPLES OF BASE RENTALSLot Size (sq. ft.)

10,000	\$ 1,017.50
10,890 (1/4 acre)	1,064.67
20,000	1,547.50
30,000	2,077.50
40,000	2,607.50
43,500 ( 1 acre )	2,793.00

EXAMPLES OF RENT CALCULATION

- A 20,000 sq. ft. lot containing one dwelling unit, fronting on Village Green, adjacent to Arden Forest:

6,500 sq. ft. X \$128/M sq. ft.	\$ 832.00
13,500 sq. ft. X \$53/M sq. ft.	<u>715.50</u>
Base Rent	\$1,547.50

Forest Factor -

20,000 sq. ft. X \$53/M sq. ft. X 10%	106.00
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Greens Factor -

20,000 sq. ft. X \$53/M sq. ft. X 5%	<u>53.00</u>
Total Rent	\$1,706.50
- A 30,000 sq. ft. lot containing three dwelling unit and adjacent to Arden Forest:

6,500 sq. ft. X \$128/M sq. ft.	\$ 832.00
6,500 sq. ft. X 2 X \$101/M sq. ft.	1,313.00
10,500 sq. ft. X \$53/M sq. ft.	<u>556.50</u>
Base Rent	\$2,701.50

Forest Factor -

30,000 sq. ft. X \$53/M sq. ft. X 10%	<u>159.00</u>
Total Rent	\$2,860.50
- A 30,000 sq. ft. lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:

6,500 sq. ft. X \$128/M sq. ft.	\$ 832.00
23,500 sq. ft. X \$53/M sq. ft.	<u>1,245.50</u>
Base Rent	\$2,077.50


Green Factor -


30,000 sq. ft. X \$53/M sq. ft. X 75/100 X 5%	<u>59.63</u>
Total Rent	\$2,137.13

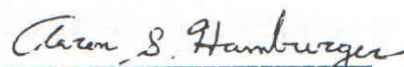



THE 1995 BOARD OF ASSESSORS


  
\_\_\_\_\_  
Samuel L. Bean

  
\_\_\_\_\_  
Linda Eaton, Secretary

  
\_\_\_\_\_  
Carl Falco

  
\_\_\_\_\_  
Aaron S. Hamburger, Chair

  
\_\_\_\_\_  
Peter Renzetti

  
\_\_\_\_\_  
Eugene S. Shaw

  
\_\_\_\_\_  
Steve Threefoot

Report accepted

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# ARDEN AUDIT COMMITTEE



Report to Town Meeting, 6/26/95

We, the Audit Committee did find that the present financial statements of the Village of Arden, audited by Corcoran and Company, were conducted in accordance with generally accepted auditing standards. We do find, however, that some problems with the depth of information may affect the town's accountability. In order to do a proper accounting, income and expenses should be fully available and should be on the same page for ease of auditing. All incomes and expenses should be in our official records to leave a trail for concise accountability.

For instance, the income and expenses for the Municipal Street Aid Fund are on separate pages (pages 7 and 5, respectively).

Another example is the information regarding the Buzz Ware Village Center's fund. It should show the Gross Income as well as all expenses. In looking at page five of the audit report, the information is not available because of the lack of the Gross Income information details.

We suggest that in the future these details be supplied to Corcoran and Company. A full accounting of the Buzz Ware Village Center's net income, as well as all other committee's incomes and expenses, should be available to the Trustees, and therefore become a matter of public record.

Ken Lipstein, Audit Committee Chairperson

*Ken Lipstein*

Allan Kleban

*Allan Kleban*

Marianne Van Neerden

*Marianne Van Neerden*

Report accepted

TOWN ASSEMBLY REPORT  
ARDEN ARCHIVES COMMITTEE

6/29/95

I hope you have all had a chance to see the Crafts Exhibit at the Archives that has been up through June. We thought it was a particularly interesting exhibit because it included the work of some artists new to the Ardens in addition to some familiar works. We will be breaking that down next week - if you would like to see it or collect your work, I will be there tonight after this meeting.

*asked.*

We are again listed in the new edition of The Communities Directory & that always brings a spate of inquiries & visits from people searching for community. If any of you are able & interested in conducting walking tours of the village, please let me know. It's a good chance to see Arden through an outsiders eyes & learn to appreciate some of the things we take for granted. Besides, you meet interesting people.

*Wally Humberger*

Report accepted

## REPORT OF THE BUDGET COMMITTEE

JUNE 26, 1995

The Budget Committee met, and organized itself. Larry Walker was made Chairman, and committee meeting dates were set.

The Budget Committee needs to have from each standing committee the projected budget for the Fiscal Year April 1996 to March 1997, and the information is needed before the end of July. The Budget Committee needs sufficient time to consider all of the requests, and to review them before making the Budget Report to the September Town Meeting. Some committee requests have already been received., The cooperation of the rest of the committees will be appreciated.

In addition, the Budget Committee will be making for the Town Government a Three Year Budget Projection for the March Town Meeting. Each committee should review their present Three Year Budget Projection, and begin considering plans, projects, and programs that might be undertaking in future years. Those discussions will assist in making the next Three Year Budget Projection.

Submitted by

Larry C. Walker  
Chairman

Report accepted



**Buzz Ware Village Center Committee  
June Town Meeting Report**

June 20, 1995

I am sorry not to be here to present this report and thank John Demsey for reading it.

Our committee now consists of John, who is responsible for the overall building and large maintenance, Mark Taylor who is our liaison with Archives and serves as the on-site troubleshooter for minor maintenance problems and supervises our custodian. Debby Theis will be the keeper of the keys as of this summer, and serves as our ACRA representative. Dale Samson-Levin has, to my great relief, taken over the financial management. Hayes Butler, our legal advisor, will be preparing a proposal, which will be presented for a vote at the September Town Meeting, for a long-term contract for Hand-in-Hand Child Care, assuming all continues to go well during this first trial year.

Shari Phalan is our Ardentown representative, an ex-officio member who shoulders many tasks. She will be taking over the scheduling while I am on vacation - call her at 475-5512 if you need to reserve space at BWVC.

The building has been in active use since the March Town Meeting. The YMCA ended their first year last week, their program was successful and they already have a pre-registration for next fall of almost 20 children. They have signed a contract with us for the school year 1995 - 1996, and for a monthly rent from of \$210 for three hours per day. They cleared room #3 for ACRA's use and have offered them the use of their chairs.

Hand-in-Hand Child Care has had a successful spring. They now have 16 children enrolled, some part-time, six of them are from the Ardens. They continue to offer a discount to residents. They are hoping to make some arrangement with the Arden Club Pool for use of the wading pool. They look forward to harmonious working relationship with the ACRA program.

Two special events were held in room #1. A gala covered-dish party for Barbara Fenske and a reception for ACRA volunteers, both on the week-end of May 5 - 7th. The new counters built by Hand-in-Hand, which enclose a "kitchen area" make this an attractive rental site for small parties. Though "small" was certainly not a description for the dinner where almost 100 people socialized in the halls and outside. Many thanks to all who made this such a lovely affair.

The Archives displayed a rich Arden Crafts Exhibit on the week-end of May 20 - 21st, which has remained available for viewing since then.

The Over-Eighties Party on June 11th was a success as always. Many thanks to June Kleban and her large committee.

Our Movie Nights have become popular with a faithful following. Please let Mark Taylor know if you have special requests. The donated TV and VCR are certainly being used and are much appreciated. The Playreading Group has also continued to meet on a monthly basis. Please look for specific July dates and titles in the Arden Page.

In addition to the above, we are supporting the production of Shakespeare's "The Merry

Wives of Windsor" by providing space for tryouts and rehearsals. This production, jointly sponsored by the Arden Club and ACRA, will involve many of our local thespians of all ages. Dates of performances are August 10th, 11th, 12th, and 13th at the Frank Stephens Memorial Theater.

The Henry George Gild used our rooms twice and the Yoga Group met weekly through May. The Yoga Group use an outdoor site for the months of June, July and August. Call Helga Melton for more information. In September they will resume using our rooms. We had four other rentals for small group meetings and hope that people will spread the word that this is available. There were 20 committee meetings held since March.

The new committee, without the experienced leadership of Connee, was quickly faced with many major decisions. After reseraching numerous options for air conditioning rooms #1 and #2, we have decided to go for the more costly system, but the best in the long-run to upgrade the building use. The cost will be \$5,600.00. Lower long-term maintenance, less noise, and greater efficiency were the deciding factors for a duct system rather than four window units.

We would like to expand the playground, which was enclosed to meet certification guidelines in winter. Debby Theis, and representatives from Hand-in-Hand, Playground Committee, ACRA and I met to discuss how to develop the enclosed area which has so far had only temporary treatment. The area that is fenced in is not big enough to allow for toddler swings plus future installation of a small climber and slide which all parties would like to see to enhance play possibilities for our youngest residents as well as the use of the child care center.

In order to accommodate the mandated "fall zones" around equipment we will need to extend the fence 10 ft. toward The Highway. Larry Walker who installed the present area does not see this as a problem. Members of the Civic Committee have been consulted and do not object, since this will effectively remove the remains of the scars from the modules. A scale drawing of the site and proposed equipment is available and Larry can answer questions regarding it. I also want to thank Rich Bloom for giving so much of his time and support for this project.

There have been a multitude of minor repairs and improvements. The hallway storage for ACRA was to be completed by its start. We ordered new towel dispensers to allow for more economic purchase and use of paper towels. The sills in rooms #1 and #2 were painted to cover remains of lead-based paint as recommended by site inspector. Ongoing minor plumbing and carpentry maintenance is being taken care of.

We have been very pleased with the custodial services of Mr. Robert Johnson. He has kept the building looking clean and attractive. At the end of the fiscal year, we found he was putting in more hours than we had expected and so as of April 1st his salary reflects this. He will keep careful records so that we can correctly gauge what time is required when we have greater use of the building, such as the five weeks of ACRA use. ACRA is paying the BWVC for their share of the custodial care and supplies.

A sub-committee was formed so that our committee's funds can be put more completely in the framework of the Town's fiscal structure. On Saturday June 10th Gail Rinehart, Ken Lipstein, Connee McKinney, Dale Samson-Levin and I met for the first time. We hope to have a proposal for the town by September meeting. Since we are still in a state of transition it is going to be a challenge, but we will do our best to come up with a realistic plan. The building is still

not at full use, and we will have to make educated predictions as to the cost of supplies, utilities and custodial time. We also have to have a long-range plan to keep upgrading this old building so it can be up-to-date by the Centennial.

Finally, there had been some complaints about the noise on the basketball courts. The lights, which are in our control, had been solar activated. We felt the all-night brightness would improve security. But in response to the complaints timers have been installed and they now go off at 9:30.

Respectfully submitted,

Ruth Bean, Chairperson

Report was received - a motion will be presented under new business regarding the extension of the fence surrounding the play area to 10 more feet on the Sherwood Green.



**Civic Committee Report**  
**Arden Town Meeting**  
**June 26, 1995**

Well we finally finished the installation of new benches in the Frank Stevens Memorial Theater. It took about two-and a-half hours to remove the old benches and about two-and a-half months to build and install the new ones. With the help of many people we spread twenty-four yards of topsoil, three tons of pea gravel and two loads of mulch. The comments of most everyone were most pleasing. It turned out at least as good as we hoped it would.

We expect another DOT grant for road-related work sometime this summer. We plan to use it to complete the curbstone raising of the block on the west end of the Green bounded by Cherry, Millers, Woodland, and Inn Lane. About twenty percent of the length involved is occupied with concrete gutters which we shall of course leave as is. There is a certain amount of road patching in various places that is necessary. This will be done as a single job.

Some assistance will be provided Gild Hall in dealing with the problem of water entering the basement. The problem has developed/gotten worse because of repaving work done by Civic.

One of the stone walls of the Meadow Lane bridge was seriously damaged by a Harvey and Harvey truck on one of their earliest trips through our village. A good repair was made at their expense by Wayne Knotts.

Aaron Hamburger announced a new re-cycling program available to the Town at no cost, from our present garbage contractor, Harvey and Harvey. They would provide the buckets and the pick-up would be twice a month.

**Motion:** Move that the Town Assembly approve the initiation of a Home Waste re-cycling program which would start approximately in August.

**Motion was seconded and passed**



From Community Planning  
 To 5 June 1995 Town Meeting  
**Beverly Barnett**

1. The Stream Watch volunteer, Cissy Harford Johnson, informed us by letter that "The small stream from the Memorial Gardens has consistently had a negative impact on Perkins Run." There are many possible causes of the negative impact including road run off, swimming pool leakage, sewer leakage, pesticides, and fertilizers. As a first step in correcting the problem, Community Planning wishes to work with Civic Committee to better define the problem, and possible solutions.
2. Community Planning Committee convened a meeting to focus on **parking on Sherwood Green** by people attending events at the BWVC and Gild Hall. Action considered by the appropriate village committees includes an education campaign explaining Ordinance 13, reminders to walk or car pool within the Village, and providing a monthly calendar of village events.
3. Community Planning Committee is launching a formal **long range planning** process for the village at our July 18 meeting. So far, we have canvassed about half of existing town committees and officials about their long range plans.
4. Community Planning Committee will continue to be the liaison for the **Memorial Garden**. Trees and shrubs are being removed as they age, and new ones planted. Another clean-up and planting session will be held in the fall.

#### MOTION

##### **Ordinance #13, section #5:**

The Safety Committee shall administer this ordinance and shall, issue up to three warnings to violators of the ordinance prior to notice of prosecution.

##### **Ordinance #13, section #6:**

The Safety Committee with the advice of Community Planning Committee may grant an exemption from the requirement of this ordinance to any leaseholder the committee determines is unable to comply because of lack of land or road frontage.

Motion approved

June 26, 1995

**Legislative Reference Committee - Report to Town Meeting**

We have held our organizational Meeting when Hugh Roberts was elected chairman.

The committee will have the second final draft of the "Arden Resource Manual" for the next meeting of the Advisory Committee. At that time we expect to have comments and revisions prior to publishing.

**Report accepted**

Playground Committee Report  
June 26, 1995

Safety is still our number one concern.  
For added safety we are enlarging the "fall zones" around the equipment.

We wish to thank Dane Miller for supplying us with four loads of wood chips last month and Mark Taylor for the hardwood shavings used to beautify the surface around the tunnels and exercise areas.  
The tunnels have been dug around, the soil mixed with mulch and more mulch added to cover the concrete edges.

Worn swing parts are still showing up but we are working towards zero worn parts in use in the near future.  
For example on Saturdays work meeting eight swing hangers were replaced. The worn ones can be checked out over on the table.

Also we would like the playgrounds to be more usable.  
Of the seventeen swings fourteen were sling seats, two were old half-bucket seats and one was a full-bucket seat purchases just last year.

Some " State of the Art " child's swing seats, both full and half-bucket, along with non-pinching teflon coated chains have been purchased and installed.

Now parents with more than one smaall child can push the younger in a full-bucket seat while swinging an older one in an adjoining half-bucket swing, side by side. Also at the lower green a straight, safety padded, rubber seat has been installed. This is used mostly by young teenagers. Any comments from swing users will be appreciated and can be givento any member of this committee.

And lastly, since we had exhausted our swing chain replacement supply a new multy year supply has been purchased.

For The Committee,

Richard L. Bloom

Report accepted

VILLAGE OF ARDEN ORDINANCE # 13

- Section 1. Purpose; Arden has had a policy of encouraging leaseholders to provide off-street parking ON their leaseholds. The ordinance makes this policy a requirement.
- Section 2. Every leaseholder in Arden shall provide parking space on the leasehold and off the roads and rights-of-way of Arden to accommodate every vehicle regularly used by persons living on the leasehold.
- Section 3. All residents must park ON the leasehold and not on the streets or rights-of-way in Arden.
- Section 4. Habitual overnight parking, such as three times a week, on Arden streets or rights-of-way is prohibited.
- Section 5. The safety committee shall administer this ordinance and shall, issue up to three warnings to violators of the ordinance prior to notice of prosecution. a copy of this ordinance will be issued with the first notice of violation. .
- Section 6. The safety committee with the advice of the community planning committee may grant an exemption from the requirements of this ordinance to any leaseholder the committee determines is unable to comply because of lack of land or road frontage. Such exemptions shall be in the form of a written statement to be filed with the secretary of the town assembly and the administrative assistant to the trustees.
- Section 7. Violation of this ordinance shall be punishable by a fine of \$100.00. due within fifteen days from notice of prosecution, payable to The Village of Arden.
- Section 8. Appeals to this ordinance should be made prior to the third notice of violation. Appeals to this ordinance after the third notice of violation will not waive the imposition of fines and costs.

This ordinance revised and adopted by the Town assembly

mo. June, day. 26, year. 1995

John O'Connor, Secretary of the Town Assembly  
of the Village of Arden.



Registration: Elizabeth Varley

There are 389 eligible voters as of this meeting. There will be a meeting in September prior to the referendum and elections.

Report accepted

Safety report: Peter Renzetti

- 1: Signs have been re-installed on Lower and Orleans - curve and speed.
- 2: Please use the "cross-walk buttons" - paths have been painted - lines have been provided - all for your safety in crossing Harvey Road.
- 3: To trip the light - you must stop your tires on the trip lines before the yellow line and wait for green.  
The center trip wire is for motorcycles and bicycles to cross Harvey.
- 4: We would propose to relocate the stop-sign from Orleans - to the Highway and Orleans as it is a blind corner for children and pedestrians coming up the east side of Orleans - would also slow the vehicles.
- 5: 3rd reading of Ordinance # 13 for approval by Town Assembly.

Report accepted

Good & Welfare:

Old Business:

New Business: Motion

That the BWVC extend the fence 10 ft. on the Sherwood Green side of the Playground.

Motion seconded and approved.

Adjournment:

Respectfully submitted:

*Irene O'Connor*

Irene O'Connor  
Town Assembly Secretary for the  
Village of Arden

THE VILLAGE OF ARDEN  
2005 HARVEY ROAD  
ARDEN, DE 19810